

HAVE PATRON LEAVE ID AND
SIGN FOR THIS VOLUME

SAN FRANCISCO REDEVELOPMENT AGENCY
OFFICIAL REDEVELOPMENT PLAN
FOR THE

HUNTERS POINT REDEVELOPMENT PLAN

ORDINANCE No. 25 - 69, JAN. 20, 1969

* 352.5 SA525o



CLOSED
STACKS

SAN FRANCISCO
PUBLIC LIBRARY

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY

REFERENCE BOOK

Not to be taken from the Library

C

DOCUMENTS DEPARTMENT

107

1963

EX-100-111

FEB 16 1963

PLANNING DIVISION

*Official Redevelopment Plan for the
Hunters Point Appraised Redevelopment
Project Area*

HUNTERS POINT REDEVELOPMENT PLAN



3 1223 90187 5287

OFFICIAL REDEVELOPMENT PLAN
FOR THE HUNTERS POINT
APPROVED REDEVELOPMENT PROJECT AREA

Adopted and approved by the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 25-69, January 20, 1969.

* 352.5
Sa 525 c

69 67

SAN FRANCISCO PUBLIC LIBRARY
DOCUMENTS DEPT.


Hunters Point Redevelopment Project

REDEVELOPMENT PLAN

C O N T E N T S

Page

I.	<u>DESCRIPTION OF PROJECT</u>	
A.	Project Boundaries	1
	Map: Boundary Map	6
B.	Existing Conditions	7
C.	Summary of Proposed Actions	7
II.	<u>PROJECT PLAN</u>	
A.	Objectives	9
B.	Land Use Plan	9
	Map 1: Land Use Plan	10
	Map 2: Property Retention, Rehabilitation, and Acquisition	11
C.	Standards for Development	12
III.	<u>PROJECT PROPOSALS</u>	
A.	Owner Participation	16
B.	Rehabilitation	17
C.	Land Acquisition	17
D.	Property Management	17
E.	Relocation	18
F.	Land Disposition	19
G.	Redevelopers' Obligations	19
H.	Utility Lines	20
IV.	<u>OTHER PROVISIONS</u>	
A.	Low-to-Moderate Priced Housing	21
B.	Method of Financing	22
C.	Tax Allocation	28
D.	Actions by the City	30
E.	Payment for Property Condemned	31
F.	Enforcement of Plan	31
G.	Duration of Plan	31
H.	Severability	31
I.	Procedure for Amendment	32



Digitized by the Internet Archive
in 2012 with funding from
California State Library Califa/LSTA Grant

<http://archive.org/details/hunterspointrede1969sanf>

Hunters Point Redevelopment Project

REDEVELOPMENT PLAN

The Redevelopment Plan (hereinafter called the "Plan") for the Hunters Point Project (hereinafter called the "Project") consists of the following text and maps.

The Plan was prepared in accordance with the California Community Redevelopment Law. During the preparation of this Plan, the Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the Hunters Point community and with city planning and other departments and offices of the City and County of San Francisco. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project.

I. DESCRIPTION OF PROJECT

A. Project Boundaries

The Project comprises all of the Redevelopment Area G (Hunters Point), as designated and described in Resolution No. 711-63 adopted by the Board of Supervisors of the City and County of San Francisco on December 23, 1963 and portions of the Survey Area as designated and described in Resolution No. 100-68 adopted by said Board of Supervisors on February 13, 1968. The boundaries of the Project are indicated on the Boundary Map, page 6, and are more particularly described as follows:

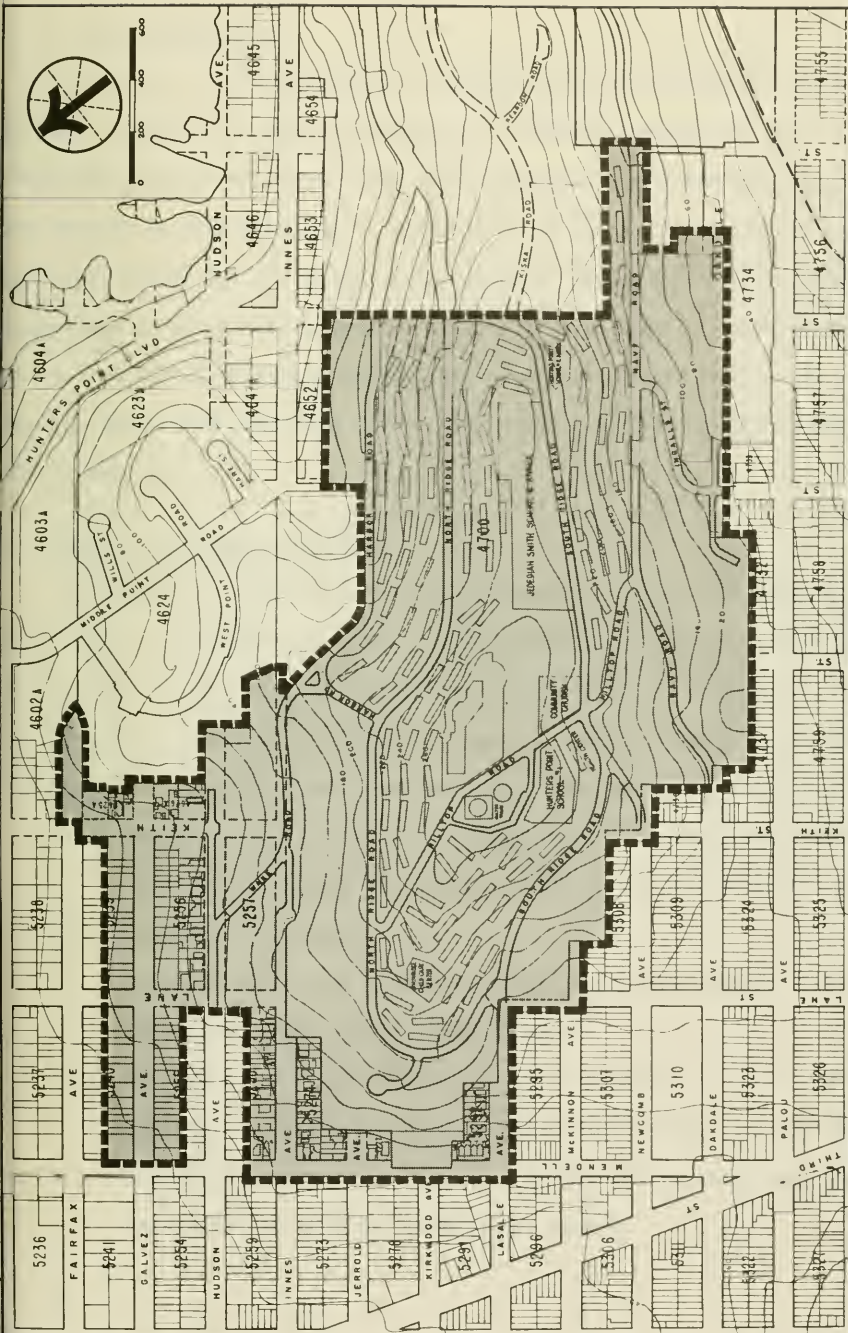
Beginning at the point of intersection of the northwesterly line of Mendell Street with a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Innes Avenue; running thence southeasterly along said parallel line so drawn to the northwesterly line of Lane Street; thence northeasterly along said northwesterly line of Lane Street to its intersection with a line drawn parallel with and perpendicularly distant 100 feet southwesterly from the southwesterly line of Galvez Avenue; thence northwesterly along last said parallel line to the southeasterly line of Mendell Street; thence northeasterly along said southeasterly line of Mendell Street to a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Galvez Avenue; thence southeasterly along last said parallel line to the northwesterly line of Keith Street; thence northeasterly along said northwesterly line of Keith Street to its intersection with the southwesterly line of Fairfax Avenue; thence southeasterly along said southwesterly line of Fairfax Avenue produced southeasterly to its intersection with the southeasterly line of Keith Street; thence northeasterly along said southeasterly line of Keith Street produced northeasterly to its intersection with the northeasterly line of Fairfax Avenue; thence along the northeasterly line of Fairfax Avenue the following courses and distances: southeasterly 300.386 feet; southeasterly along an arc of a curve to the right tangent to the preceding course, with a radius of 175.534 feet, a central angle of 32° 20' 31", a distance of 99.084 feet; southeasterly tangent to the preceding curve 34.487 feet; at a right angle southwesterly 9 feet; and southeasterly on the arc of a curve to the right, whose tangent deflects 90° 00' 00" to the left from the preceding course, with a radius of 221 feet, a central angle of 3° 07' 20", a distance of 12.043 feet to the southwesterly line of Fairfax Avenue; thence deflecting 144° 32' 9" to the right from the tangent



to the preceding curve and running northwesterly along said southwesterly line of Fairfax Avenue 2.671 feet; thence continuing along said southwesterly line of Fairfax Avenue the following courses and distances: northwesterly along an arc of a curve to the left, tangent to the preceding course, with a radius of 100 feet, a central angle of $25^{\circ} 50' 32''$, a distance of 45.103 feet; northwesterly along an arc of a reverse curve to the right, with a radius of 100 feet, a central angle of $25^{\circ} 50' 32''$, a distance of 45.103 feet; and northwesterly tangent to the preceding curve 234.208 feet to a point on said southwesterly line of Fairfax Avenue distant thereon 105 feet southeasterly from the southeasterly line of Keith Street; thence southwesterly at a right angle to said southwesterly line of Fairfax Avenue 100 feet; thence at a right angle northwesterly 5 feet; thence at a right angle southwesterly 100 feet to the northeasterly line of Galvez Avenue; thence southeasterly along said northeasterly line of Galvez Avenue 40 feet; thence at a right angle southwesterly 280 feet to the northeasterly line of Hudson Avenue; thence southeasterly along said northeasterly line of Hudson Avenue 220 feet; thence at a right angle southwesterly 180 feet; thence at a right angle southeasterly 207.573 feet; thence deflecting $70^{\circ} 43' 48''$ to the right and running southerly 98.255 feet to a point on the former northwesterly line of Jennings Street, distant thereon 7.250 feet northeasterly from the northeasterly line of Innes Avenue; thence southwesterly along said former northwesterly line of Jennings Street 47.250 feet to the center line of Innes Avenue; thence northwesterly along said center line of Innes Avenue 95.281 feet; thence southeasterly along an arc of a curve to the right, whose tangent deflects $145^{\circ} 42' 16''$ to the left from the preceding course, with a radius of 828 feet, a central angle of $14^{\circ} 13' 16''$, a distance of 205.514 feet; thence southeasterly tangent to the preceding curve a distance of 160.232 feet; thence continuing southeasterly

along an arc of a curve to the left, tangent to the preceding course, with a radius of 122 feet, a central angle of $48^{\circ} 31' 00''$, a distance of 103.307 feet; thence southeasterly tangent to the preceding curve a distance of 440 feet to the center line of Middle Point Road, formerly Ingalls Street; thence northeasterly along said center line of Middle Point Road to a point perpendicularly distant 100 feet southwesterly from the southwesterly line of Innes Avenue; thence southeasterly parallel with last said line of Innes Avenue to the center line of Hawes Street; thence southwesterly along the southwesterly extension of said center line of Hawes Street to a point perpendicularly distant 100 feet northeasterly from the former northeasterly line of Newcomb Avenue; thence southeasterly parallel with said former northeasterly line of Newcomb Avenue to the center line of former Griffith Street; thence southwesterly along last said center line to the center line of former Newcomb Avenue; thence northwesterly along said center line of Newcomb Avenue to a point distant thereon 225 feet southeasterly from the former southeasterly line of Hawes Street; thence southwesterly parallel with said southeasterly line of Hawes Street to the northeasterly line of Lot 12, in Block 284, as said lot and block are shown on that certain map entitled, "Map of the Property of The South San Francisco Homestead and R. R. Association", filed April 15, 1867 in Book 2 "A" and "B" of Maps, at page 39, in the office of the Recorder of the City and County of San Francisco, State of California; thence southeasterly along the northeasterly line of said Lot 12 to the southeasterly line of said lot; thence southwesterly along last said southeasterly line and its southwesterly extension to the southwesterly line of Oakdale Avenue; thence northwesterly along last said line of Oakdale Avenue to a point distant thereon 150 feet northwesterly from the northwesterly line of Ingalls Street; thence southwesterly parallel with said northwesterly line of Ingalls Street to a point perpendicularly distant 100 feet

northeasterly from the northeasterly line of Palou Avenue; thence northwesterly parallel with said northeasterly line of Palou Avenue to a point perpendicularly distant 225 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with last said line of Keith Street to the southwesterly line of Oakdale Avenue; thence northwesterly along said southwesterly line of Oakdale Avenue to a point distant thereon 150 feet southeasterly from said southeasterly line of Keith Street; thence northeasterly parallel with last said line of Keith Street to the southwesterly line of Newcomb Avenue; thence northwesterly along said southwesterly line of Newcomb Avenue and its northwesterly extension to its intersection with the northwesterly line of Keith Street; thence northeasterly along last said line of Keith Street to a point distant thereon 100 feet southwesterly from the former southwesterly line of McKinnon Avenue; thence northwesterly parallel with last said line of McKinnon Avenue to a point perpendicularly distant 200 feet southeasterly from the southeasterly line of Lane Street; thence northeasterly parallel with said southeasterly line of Lane Street to the southwesterly line of McKinnon Avenue; thence northwesterly along last said line of McKinnon Avenue and its northwesterly extension to its intersection with the northwesterly line of Lane Street; thence northeasterly along last said line of Lane Street to its intersection with the southwesterly line of La Salle Avenue; thence northwesterly along last said line of La Salle Avenue and its northwesterly extension to its intersection with the northwesterly line of Mendell Street; thence northeasterly along last said line of Mendell Street to the point of beginning.



LEGEND:

----- PROJECT BOUNDARY

THE NEW HUNTERS POINT COMMUNITY

BOUNDARY MAP

July 3, 1968



B. Existing Conditions

The Project is predominantly a residential area of temporary World War II housing units and includes a dilapidated, abandoned commercial center; obsolete, inadequate public facilities; and some privately owned, deteriorating dwellings. The Project is characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy; deteriorating streets and public utilities of inadequate construction; a general absence of sidewalks and usable open recreation space; and deficient public facilities. These conditions constitute a substandard living environment and have a detrimental effect on the neighborhoods surrounding the Project.

C. Summary of Proposed Actions

The Agency, in accordance with and pursuant to applicable Federal, State, and local laws, will remedy, or cause to be remedied, conditions causing blight presently existing in the Project. A totally new community will be developed with emphasis on low-to-moderate priced private housing and supporting facilities appropriate to the needs and desires of existing residents. The following actions will be employed:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called "rehabilitation") of certain existing structures.
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation, or any other lawful means.
3. Relocation of the occupants presently residing in structures which are acquired, or, as necessary, in structures subject to rehabilitation.
4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency.

5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way, and the underground placement of utilities.
6. Reservation of certain areas for public streets, rights-of-way, and other public purposes.
7. Installation and relocation of public areas, pedestrianways, pedestrian overpasses, and other necessary site improvements, utilities, and facilities.
8. Formulation and administration of rules and regulations for owner participation.
9. Formulation and administration of rules governing preference to persons who reside or are engaged in business in the Project to relocate within the redeveloped area.
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be established by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II. PROJECT PLAN

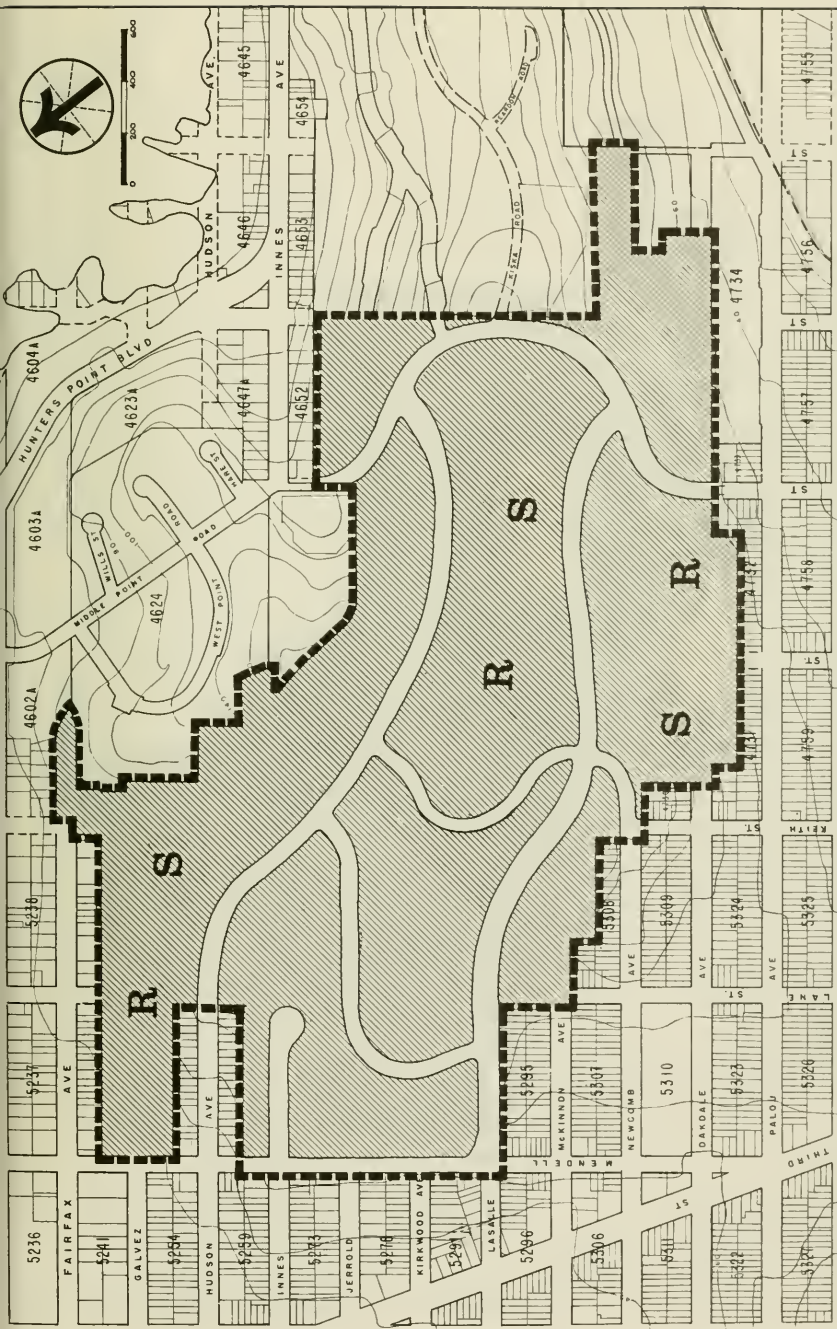
A. Objectives

The objectives of the actions proposed by the Plan are to:

1. Remove structurally substandard buildings, eliminate blighting influences, provide land for needed public facilities, remove impediments to land development, and achieve changes in land use.
2. Provide the framework within which restoration to the economic and social health of the Project and its environs will be accomplished by private actions.
3. Provide sound and attractive residences of low and moderate cost with emphasis on the provision of a substantial amount of low-to-moderate priced private housing suitable to the needs of the existing residents.
4. Guide development towards the production of a satisfying urban environment which will enrich the social, educational, and cultural life of the community while preserving and enhancing the unique qualities of the City.

B. Land Use Plan

The Project shall be redeveloped in accordance with Map 1: Land Use Plan, and Map 2: Property Retention, Rehabilitation, and Acquisition and with all standards hereinafter set forth in Paragraph C of this Section. Major streets shall be generally as indicated on Map 1. The location of minor streets and easement lines shall be determined after detailed engineering studies.



THE NEW HUNTERS POINT COMMUNITY

MAP NO. 1 LAND USE PLAN

LEGEND: --- PROJECT BOUNDARY

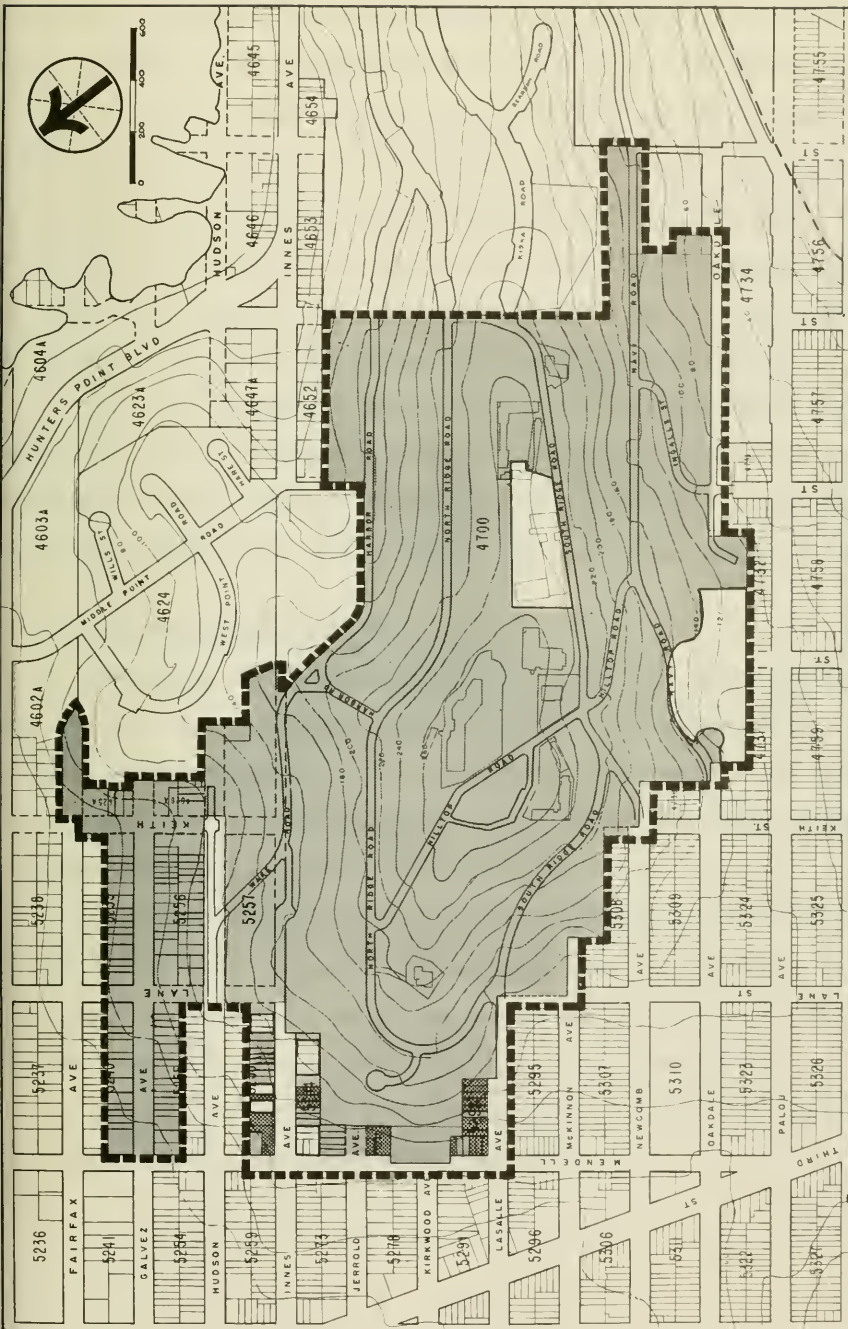
RESIDENTIAL AND
SUPPORTING USES

R RECREATION AREA

S SCHOOL

July 3, 1968

NOTE:
Rights-of-way shown
are schematic and are
subject to adjustments
for final
surveys and
engineering details



LEGEND : ----- PROJECT BOUNDARY

- RETENTION
- ▨ POSSIBLE RETENTION
- ▩ ACQUISITION

THE NEW HUNTERS POINT COMMUNITY

MAP NO. 2
PROPERTY RETENTION, AND
REHABILITATION, AND
ACQUISITION

July 3, 1968

Properties designated on Map 2 for retention may continue their present use to the extent that such use is compatible with the objectives and standards of this Plan.

The Project shall be redeveloped and rehabilitated predominantly for medium density residential use. To support such residential development appropriately-scaled local shopping, public, and institutional uses are permitted. The Project shall provide not less than 18 acres of land for park and recreation purposes and not less than 11 acres of land for school purposes. Public utility facilities may be located in the Project subject to the approval of the Agency.

If fully developed according to the standards of the Plan, the total residential use will result in a range of 2,000-2,500 dwelling units at an approximate density of thirty (30) dwelling units per acre. A substantial portion of the new dwelling units shall be for families of low-to-moderate income.

C. Standards for Development

Applicability of Standards. In order to achieve the objectives of the Plan, the use and development of land shall be in accordance with the standards set forth in this Paragraph C. The Standards for Development shall apply to all real property in the Project whether it is acquired by the Agency or not, subject to exceptions granted by the Agency as authorized herein.

Type, Size, Height, Number, and Use of Buildings. Application of land use and other development regulations contained herein, pertinent to State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number, and use of buildings in the Project.

Density. The average density of residential development shall be approximately thirty (30) dwelling units per acre.

Parking. Parking spaces shall be provided as follows:

Residential	1 space for each dwelling unit.
Local Shopping	1 space for each 500 square feet of gross floor space.
Churches	1 space for each 10 seats.

Joint use of parking spaces may be permitted to the extent that such joint use will adequately serve the needs of each user. The provision of parking in structures is permitted and encouraged wherever appropriate.

One off-street loading space shall be provided and maintained by retail establishments which exceed ten thousand (10,000) square feet of gross floor space.

Setbacks. No specific setbacks are established herein.

Height. No specific height limits are established herein.

Open Space. The Agency shall encourage the cooperation of developers in the construction and maintenance of private and semi-public outdoor open spaces (balconies, patios, rooftops) as well as a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping.

Land Coverage. Land coverage shall be determined by the application of standards for density, parking, and open space. Structures shall be located to provide easy access to usable open space, off-street parking, greenways, and public rights-of-way.

Landscaping. Those portions of building sites not containing structures shall be landscaped to complement the buildings and the entire site development. Paved areas shall be treated as part of the landscape design.

Signs. Signs in the Project shall be designed and constructed to be complementary elements in the total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the Project and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts.

Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the criteria prescribed above.

Review of Architectural and Landscape Plans. The Agency shall review and approve the preliminary and final architectural and landscaping plans, including signs, fences, and walls for all development. The architectural plans and specifications shall be prepared by a registered architect.

In evaluating the plans, the Agency shall consider, in addition to compliance with the Standards for Development, the design, location, preservation of views, size, and exterior materials of buildings, signs, landscaping, and other elements of site development. Particular emphasis will be given to the visual relationship to adjoining development and to the view of the development from public rights-of-way.

In the disposition of land, the Agency may establish design criteria for specific parcels to ensure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents. Development proposals will be evaluated as to the manner in which they achieve the objectives of the Plan.

Off-Site Improvements. The Agency may require a redeveloper or an owner participant, at his own expense, to install street trees, landscaping, paving, or other improvements on property other than the site that is the subject of the sale, lease, or owner participation agreement.

Exceptions. Where undue hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the Standards for Development and other limitations on development imposed by this Plan, the Agency, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts pertaining thereto, and upon its own further investigation, may grant adjustments under such conditions and safeguards as it may determine consistent with the general purposes and intent of this Plan, provided that in no instance will any adjustments be granted that will change the land uses of this Plan. Other basic requirements of this Plan shall not be eliminated, but adjustments thereof may be permitted provided such adjustments are consistent with the general purposes and intent of this Plan.

III. PROJECT PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Redevelopment Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed, maintained, or rehabilitated for use in conformity with the Plan, the Declaration or Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition, and use of existing improvements; the reduction of the total number of individual parcels in the Project; the elimination of certain land uses; the realignment of streets; the construction of new public facilities and improvements; and the ability of owners to finance acquisition, rehabilitation, and/or redevelopment in accordance with the Plan, the declaration of restrictions and in accordance with such controls as may be found necessary to ensure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses, or neglects to perform his obligations under said agreement. In the event of failure of an owner

to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the Agency may, at its option, seek specific performance of said agreement or acquire the property of such owner and thereafter sell said property for redevelopment in accordance with the Plan.

B. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by minimum property rehabilitation standards formulated by the Agency.

C. Land Acquisition

All real property located in the Project, except as specifically exempted herein may be acquired by the Agency by gift, devise, exchange, purchase, condemnation, or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which cannot be acquired by other lawful methods.

The Agency will not acquire real property owned by public bodies which will not consent to its acquisition: provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

D. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may

be rented or leased by the Agency pending its conveyance.

E. Relocation

The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. Reasonable priority shall be extended to those so displaced to return to the Project if they otherwise meet the requirements prescribed in this Plan. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary, and within their financial means in reasonably convenient locations and otherwise suitable to their needs. The Agency will utilize aids presently available and those which may hereafter become available through City, State, and Federal legislation, and for such purposes may use funds derived from any public or private source.

The Agency shall make relocation payments to families and individuals displaced by redevelopment for moving expenses and for direct losses of certain personal property for which compensation is not otherwise made. Business concerns displaced by redevelopment shall likewise receive compensation and reimbursement for small business displacement, for moving expenses, and for direct losses of certain personal property otherwise uncompensated. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.

F. Land Disposition

Subject to the provisions of Section IV, all real property acquired by the Agency in the Project which is sold or leased for development or redevelopment for private uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

G. Redevelopers' Obligations

In order to provide adequate safeguards that redevelopment will be carried out pursuant to the Plan, agreements for the disposition of land by the Agency and owner participation agreements shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes.
2. The land shall be built upon and improved in conformity with the development standards of the Plan.
3. Preliminary and final architectural plans and specifications for all new construction and rehabilitation of existing structures, including landscaping and signs for the improvements proposed to be constructed shall be

submitted to the Agency for review and approval. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.

4. By and for the contracting parties, their heirs, executors, administrators, and assigns, and all persons claiming under or through them, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure, or enjoyment of the premises therein described; nor shall the contracting parties, or any persons claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, subtenants, lessees, sub-lessees, or vendees in the premises described. All deeds, leases or contracts which the Agency enters into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of any land shall contain the nondiscrimination and nonsegregation clauses specified in Section 33436 of the California Community Redevelopment Law.

H. Utility Lines

All utility lines in the Project shall be placed underground.

IV. OTHER PROVISIONS

A. Low-to-Moderate Priced Housing

In accordance with community needs and objectives, a majority of the Project will be allocated and sold or leased by the Agency for construction of housing for sale or rental to families of low-to-moderate income. Families and persons displaced from their present residences by redevelopment activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to ensure that sales prices, rent levels, and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan.

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for low-to-moderate priced housing and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design, and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Residential property normally shall be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of low-to-moderate income are to be fulfilled.

B. Method of Financing

For the purpose of carrying out the Project, the Agency will obtain project temporary loans from the United States of America (hereinafter called the "Government") in the estimated amount of twenty-five million nine hundred sixty-three thousand six hundred and fifty-seven dollars (\$25,963,657). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loans shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California, nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall be so state on their face.

The purpose for which the proceeds obtained from the project temporary loans shall be spent are: (1) the acquisition of Project land; (2) the expenses incurred through the relocation of persons residing in the Project; (3) the expenses relating to the razing, demolition, or removal of buildings and other improvements in the Project; (4) the expenses in connection with the disposition of Project land; (5) the expenses of administering the Project including interest charges and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loans from the proceeds of the disposition of Project land estimated at three million thirty-seven thousand and two hundred dollars (\$3,037,200), and from Capital Grants from the Government estimated at twenty-two million five hundred eighty-nine thousand three hundred and eighty-seven dollars (\$22,589,387).

Both the project temporary loans and the Capital Grants are to be made by the Government to the Agency under the terms of a Contract entered into by and between the Agency and the Government.

The Capital Grants will not be made to the Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.

Pursuant to the provisions of Section 133 of Title I of the Housing Act of 1949, as amended, the Agency will pool to the extent necessary the noncash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District have provided in connection with the Western Addition A-1 Project. Thus, notwithstanding the former financing plans of other redevelopment projects, the excess noncash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Western Addition A-1 Project (and any subsequent neighborhood development program project areas) shall be utilized to the extent necessary to finance the Hunters Point Redevelopment Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco.

<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
ern Addition, A-1 (Available for Pooling)				
CASH and NONCASH				\$ 5,175,635
Sub-Total				\$ 5,175,635
ers Point				
NONCASH				
Low Pressure Water System				
a. 24" Water Main	\$ 522,271	522,271	1969-70 Budget Request	\$ 522,271
b. Loop Closures	32,270	32,270		32,270
Swimming Pool	1,024,000	1,024,000		201,011
New Bayview Recreation Center	1,286,000	1,286,000		296,552
Project Neighborhood Center				
a. Building	700,000	700,000		700,000
b. Land Development	722,000	722,000		722,000
Mini Parks	23,000	23,000		23,000
Tot Lots	161,500	161,500		161,500
Walkways & Lighting	200,000	200,000		200,000
General Landscaping	945,000	945,000		945,000
Playground - North				
a. Development	700,000	700,000		374,150
b. Land	280,000	280,000		149,927
Playground - South	168,000	168,000		84,000

PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIA- TION NO,	ESTIMATED LOCAL GRANT-IN- AID
11. Elementary Schools				
a. Project School North				
Land	\$ 110,010	\$ 110,010	Proposed Bond Issue	\$ 60,462
Building and Equipment	2,370,000	2,370,000	Proposed Bond Issue	1,302,552
b. Jedediah Smith (Remodel)	150,000	150,000	Proposed Bond Issue	49,275
c. Project School South	2,370,000	2,370,000	Proposed Bond Issue	602,454
d. Burnett	739,000	739,000	Under Construction	191,770
12. Freeway Ramps	<u>897,600</u>	<u>897,600</u>	Gas Tax Funds	<u>377,000</u>
Sub-Total	\$13,400,651	\$13,400,651		\$6,995,194
CASH				
Real Estate Tax Credits	<u>\$ 195,300</u>			<u>\$ 195,300</u>
Sub-Total	<u>\$ 195,300</u>	<u> </u>		<u>195,300</u>
TOTAL	\$13,595,951	\$13,400,651		\$12,366,129
Amount required to finance Hunters Point (1/3 of \$33,884,081 aggregate net project cost).				\$11,294,694
Surplus local grants-in-aid to be supplied to the aforementioned projects or to future projects except any surplus credits accrued from the Hunters Point Project.				\$ 1,071,435

In addition, a noncash local grant-in aid in the amount of \$2,750,850 will be claimed. This amount represents the cash value of the publicly-owned land in Hunters Point to be donated to the Project. Acceptance of this claim by the Government would have the following effect on the financing for the Project:

	WITHOUT CREDIT FOR LAND DONATION	WITH CREDIT FOR LAND DONATION	DIFFERENCE
	<u> </u>	<u> </u>	<u> </u>
Local Grants-in-Aid			
Western Addition, A-1	\$ 5,175,635	\$ 5,175,635	---
Hunters Point	<u>7,190,494</u>	<u>9,941,344</u>	<u>\$ 2,750,850</u>
TOTAL	\$12,366,129	\$15,116,979	\$ 2,750,850
Amount required to finance			
Hunters Point, 1/3 of aggregate			
net project cost, or.....	\$11,294,694	\$11,294,694	---
Surplus local grants-in-aid to			
be supplied to the aforementioned			
projects or to future projects			
except any surplus credits			
accrued from the Hunters Point			
Project.....	\$ 1,071,435	3,822,285	\$ 2,750,850

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan, in the Resolution adopting the Cooperation Agreement, and in any subsequent Ordinances and Resolutions required to effect amendments thereto.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project cost of the Western Addition, A-1 and the Hunters Point projects or are not available in the time and manner contemplated by Section 132 (b) of the Housing Act of 1949, as amended, the City and County of San Francisco, subject to its fiscal laws, will provide annually such additional noncash and cash local grants-in-aid as may be necessary to increase the total amount of noncash and cash grants-in-aid to not less than one-third of the net project costs thereof to the extent that such additional local grants-in-aid are required by virtue of Project activities during any such year.

C. Tax Allocation

The Agency may, from time to time, issue bonds, notes, interim certificates, debentures or other obligations for any of its corporate purposes authorized by law. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it.

In the event any such bonds are issued and sold, taxes, if any, levied upon the taxable property in the Hunters Point Approved Redevelopment Project each year by or for the benefit of the State of California, the City and County of San Francisco, any district, or other public corporation, after the effective date of the ordinance approving this Plan shall be divided as provided in Article 6, Chapter 6, Part I (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California, to wit:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected shall be paid into, the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the

county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and

(b) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in paragraph designated (a) hereof, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, then all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid, or as the same may exist on the date of the making of the loans, advances, or indebtedness referred to in the following paragraph.

In the proceedings for the advance of moneys, making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Hunters Point Approved Redevelopment Project, the portion of taxes set forth in said Law and said Constitution (as the same may exist on the date of the making of said advances or loans or the

incurring of said indebtedness) as available to the Agency for such purposes may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness.

D. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by the following actions:

1. Institute proceedings for opening, closing, vacation, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Convey vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institute proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approve the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approve the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Make the necessary changes in zoning use districts within the Project so as to conform to the land use and development standards provisions of the Plan.

7. Make inspections, determinations, and enforcement necessary to ensure that buildings remaining in the Project conform to all applicable codes and regulations of the City and County of San Francisco and the State of California.

E. Payment for Property Condemned

Paragraph B of this section provides for funds to pay for property acquired by the Agency. The Agency shall pay the fair market value for all property to be acquired by condemnation. In the condemnation of any real property, the Agency shall comply with all the provisions of law relative to the exercise of the right of eminent domain.

F. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

G. Duration of Plan

The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective for a period of thirty (30) years from the date of adoption of this Plan by the Board of Supervisors of the City and County of San Francisco except for the nondiscrimination and nonsegregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such declaration of restrictions for successive periods.

H. Severability

If any provisions, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such

ecision shall not affect the validity of the remaining portion or portions of the
lan.

I. Procedure for Amendment

The Plan may be amended in any manner as is now or hereafter may be permitted
y law.



Syracuse, N. Y.
Stockton, Calif.

